



VeroVALUE Valuation Report

SUBJECT PROPERTY:

438 S FLANDERS ST
ORANGE, CA 92873

OWNER OF RECORD:

SMITH STEVEN M

VEROVALUE	\$365,000	CONFIDENCE SCORE
VALUE RANGE	\$354,000 to \$398,000	99

SUBJECT PROPERTY INFORMATION

APN:	37409140	YEAR BUILT:	1962	POOL:	--
LIVING SF:	1,404	BEDROOMS:	4	FIREPLACE:	--
LOT SF:	8,874	BATHROOMS:	2.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$210,874	COUNTY:	ORANGE	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$60,295	LAND USE:	SFR	A/C:	--
ASS'D VALUE: LAND:	\$150,579	CENSUS TRACT:	076297	VIEW:	--

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	23-SEP-97	\$199,000	\$159,200	CARTER TONY J	SMITH STEVEN M
2	06-FEB-96	\$203,000	\$162,900	RAINER JAMES W	CARTER TONY J
3	12-MAR-95	\$215,000	\$172,000	PETERSON JOHN	RAINER JAMES W

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YEAR BUILT
1	2985 MAPLEWOOD	0.97	\$370,000	29-JUL-02	1,417	11,970	3	2.00	1962
2	7211 CRYSTAL VIEW	0.35	\$322,000	23-JUL-02	1,559	7,100	4	2.00	1964
3	263 GLENSIDE	0.48	\$352,500	22-JUL-02	1,649	7,755	4	2.00	1964
4	120 CUMBERLAND	0.22	\$395,000	10-JUL-02	1,539	9,880	3	2.00	1958
5	247 HARTMAN	0.26	\$360,000	08-JUL-02	1,566	7,020	4	2.00	1963
6	8299 VISTA DEL GAVIOTA	0.17	\$344,000	28-JUN-02	1,644	8,527	3	2.00	1960

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 2985 MAPLEWOOD OWNER: HERMAN JACK C DISTANCE (MI): 0.97

SALE PRICE:	\$370,000	APN:	37542101	YR BUILT:	1962	POOL:	--
SALE DATE:	29-JUL-02	LIVING SF:	1,417	BED:	3	FP:	--
PRIOR SALE PRICE:	\$305,000	LOT SF:	11,970	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	01-OCT-01	ASS'D TOTAL:	\$235,000	COUNTY:	ORANGE	STORIES:	1
		ASS'D IMPROV:	\$66,191	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$168,809	CENSUS:	076206	VIEW:	--

2 7211 CRYSTAL VIEW OWNER: LEE LAND TROY M DISTANCE (MI): 0.35

SALE PRICE:	\$322,000	APN:	37429405	YR BUILT:	1964	POOL:	--
SALE DATE:	23-JUL-02	LIVING SF:	1,559	BED:	4	FP:	--
PRIOR SALE PRICE:	\$245,000	LOT SF:	7,100	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	15-APR-01	ASS'D TOTAL:	\$188,981	COUNTY:	ORANGE	STORIES:	1
		ASS'D IMPROV:	\$77,122	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$111,859	CENSUS:	076201	VIEW:	--

3 263 GLENSIDE OWNER: JOHNSON LISA A DISTANCE (MI): 0.48

SALE PRICE:	\$352,500	APN:	37428213	YR BUILT:	1964	POOL:	--
SALE DATE:	22-JUL-02	LIVING SF:	1,649	BED:	4	FP:	--
PRIOR SALE PRICE:	\$238,000	LOT SF:	7,755	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	11-NOV-99	ASS'D TOTAL:	\$239,700	COUNTY:	ORANGE	STORIES:	1
		ASS'D IMPROV:	\$66,655	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$173,045	CENSUS:	076201	VIEW:	--

4 120 CUMBERLAND OWNER: WANNAMAKER WALT S DISTANCE (MI): 0.22

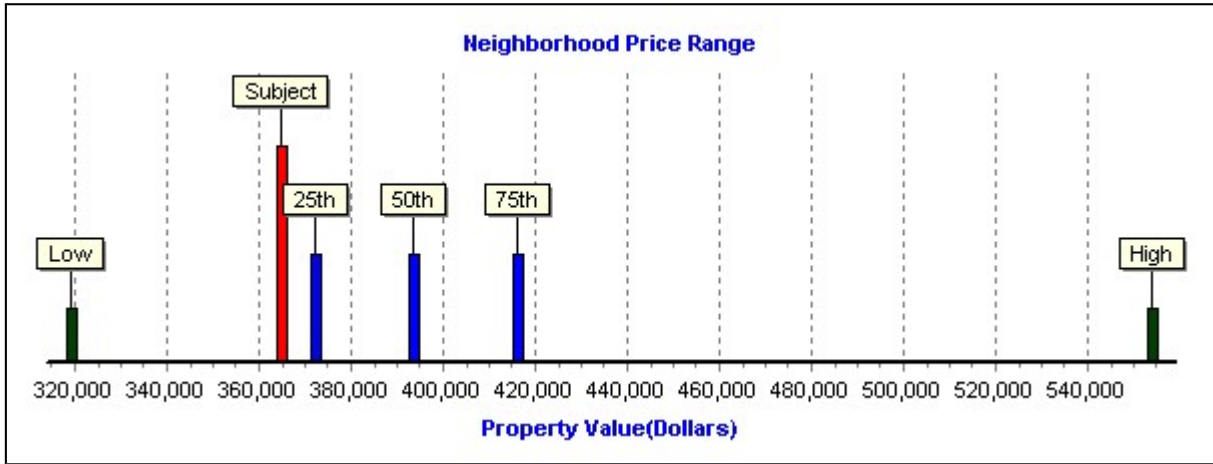
SALE PRICE:	\$395,000	APN:	37414411	YR BUILT:	1958	POOL:	--
SALE DATE:	10-JUL-02	LIVING SF:	1,539	BED:	3	FP:	--
PRIOR SALE PRICE:	\$282,000	LOT SF:	9,880	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	13-MAY-00	ASS'D TOTAL:	\$239,376	COUNTY:	ORANGE	STORIES:	1
		ASS'D IMPROV:	\$75,120	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$164,256	CENSUS:	076297	VIEW:	--

5 247 HARTMAN OWNER: KRAMER LARRY J DISTANCE (MI): 0.26

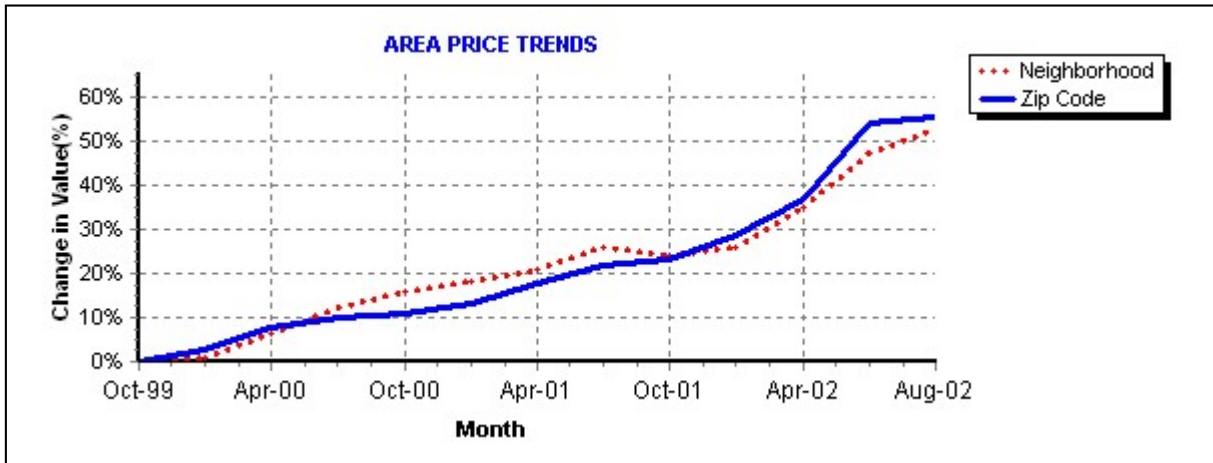
SALE PRICE:	\$360,000	APN:	37435421	YR BUILT:	1963	POOL:	--
SALE DATE:	08-JUL-02	LIVING SF:	1,566	BED:	4	FP:	--
PRIOR SALE PRICE:	\$167,000	LOT SF:	7,020	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	25-APR-97	ASS'D TOTAL:	\$180,504	COUNTY:	ORANGE	STORIES:	1
		ASS'D IMPROV:	\$68,962	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$111,542	CENSUS:	076201	VIEW:	--

6 8299 VISTA DEL GAVIOTA OWNER: MICHAELS DANIEL J DISTANCE (MI): 0.17

SALE PRICE:	\$344,000	APN:	37412116	YR BUILT:	1960	POOL:	--
SALE DATE:	28-JUN-02	LIVING SF:	1,644	BED:	3	FP:	1
PRIOR SALE PRICE:	\$173,500	LOT SF:	8,527	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	16-FEB-94	ASS'D TOTAL:	\$118,372	COUNTY:	ORANGE	STORIES:	1
		ASS'D IMPROV:	\$54,583	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$63,789	CENSUS:	076297	VIEW:	--



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$319,000** to a high of **\$554,000**, with a median price of **\$393,500**. The subject property is valued at **\$365,000** and is ranked at the **21** percentile, meaning that **21%** of the **single family residences** in the subject's neighborhood are valued less than the subject property.



Price changes for **single family residences** in the subject property's zip code (**92865**) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 1 to a high of 99, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: VeroValue software provides a valuation report and Estimated Market Value ("EMV") for residential property that is the product of automated valuation technology, public record data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property. This EMV and valuation report is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This property valuation is intended for use only for extensions of credit associated with home equity lending or as a screening tool for collateral risk exception management. This valuation contains no representations or warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy of any public record information or data sources used to prepare this valuation. This data may not be re-sold in any form or manner whatsoever.

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